



Kennedy
&co.

Downside Gardens

Potton

SG19 2RE

Asking Price Of £365,000

Three bedroom semi-detached family home

Spacious accommodation throughout

Modern high gloss re-fitted kitchen

Integrated appliances & breakfast bar

Utility/cloakroom

Separate dining room

Bright lounge with patio doors

Master bedroom with dressing room



A well presented three bedroom semi-detached home offering spacious accommodation throughout. The ground floor features a modern, high gloss refitted kitchen complete with integrated appliances and a breakfast bar. Across from the kitchen is a separate dining room. Also benefiting this home is a bright lounge with patio doors opening onto the rear garden, a useful utility/cloakroom completes the downstairs.

To the first floor are three generously sized bedrooms, including an impressive master suite with its own dressing room and spacious four piece en-suite. For the remaining bedrooms, a modern family bathroom.

Externally, the property boasts a generous rear garden, mainly laid to lawn with a patio seating area. Gated side access leads to the front where there is driveway, a single garage and an EV charging port.

Located within the popular market town of Potton, the property is conveniently positioned close to local amenities, shops, schooling and countryside walks. Excellent transport links are available nearby, with mainline railway stations at Biggleswade and Sandy providing direct trains into London.

PARTICULARS

Half glazed composite door into:

HALLWAY

Stairs rising to the first floor, Radiator with cover.

LOUNGE

18' 9" x 11' 9" (5.72m x 3.58m) Woodburning stove, double glazed patio doors and window to the rear, radiator.

DINING ROOM

12' x 10' (3.66m x 3.05m) Pair of doors to the lounge, Double glazed window to the rear, radiator.

KITCHEN

10' 5" x 12' (3.18m x 3.66m) High gloss base and wall mounted units with work top surfaces and splash guard surround, oven and grill, hob with extractor over, enamelled sink, tall radiator, two double glazed windows to the front, boiler cupboard, recessed lighting, built in fridge/freezer, breakfast bar.

UTILITY

8' 4" x 6' 7" (2.54m x 2.01m) Tiled flooring, Double glazed window to the front, door onto the garden, sink with base units for washing machine, radiator.

LANDING

Storage cupboard, access to the loft space.

BEDROOM ONE

12' 6" x 11' 5" (3.81m x 3.48m) Fitted wardrobes, radiator, double glazed window to the rear. Through to:

DRESSING ROOM

9' 8" x 8' 1" (2.95m x 2.46m) Fitted cupboards, double glazed window to the rear, radiator.

ENSUITE

Three piece suite comprising: vanity unit housing the wash hand basin, W.C. Bath with Triton shower over, obscure double glazed window to the front, tiled flooring, radiator.

FAMILY BATHROOM

A large bathroom with a rolled top bath, a corner shower unit, pedestal wash hand basin, W.C. Fully tiled to the floor and walls, radiator.

BEDROOM TWO

10' 3" x 8' 7" (3.12m x 2.62m) Double glazed window to the front, radiator.

BEDROOM THREE

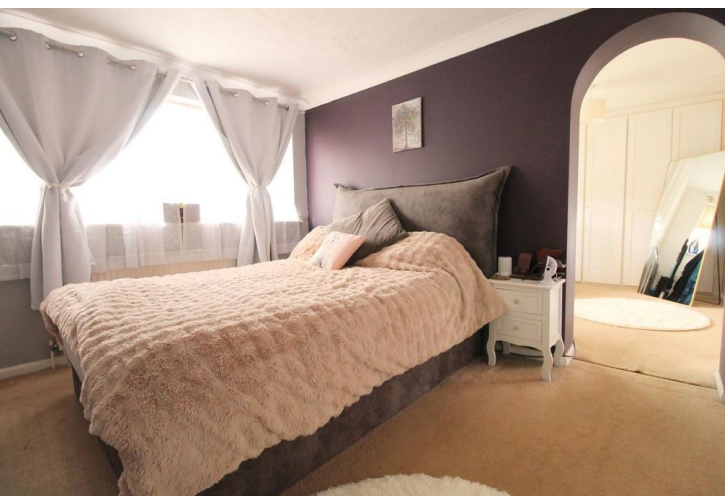
9' x 7' 2" (2.74m x 2.18m) Double glazed window to the rear, radiator.

EXTERNALLY

Rear garden situated on a corner plot. Patio area and lawned garden with shrubbery, gated access to the front.

Front aspect: parking for two plus vehicles, mono bloc drive, E.V. charging point.

Garage with up and over door with power connected.



COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729

E: potton@kennedyestateagents.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements